



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1,214	152,170
BAS	250	100	250	31,337
FGR	286	55	157	19,679
FOP	24	30	7	877
FUS	714	100	714	89,497
TOTALS	2,488		2,342	293,560

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	0	35	19	665.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	0	0	0	761.00	SF	7.25	7.25	
4	0811	CONCRETE B	0	0	0	0	866.00	SF	5.20	5.20	
5	0681	POLE SHED	0	0	19	9	171.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	OR	0.00	0.00	0.90	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,342	109.5885	136.99	320,831	1977	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 0 Heated Area: 2178 HX Base Yr											
BLD DATE: 06/13/2023 LGL DATE: 06/13/2023 XF DATE: INC DATE: AG DATE: MLU											

TOTAL OB/XF											
23,162											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	293,560		
TOTAL MARKET OB/XF VALUE	23,162		
TOTAL LAND VALUE - MARKET	27,000		
TOTAL MARKET VALUE	343,722		
SOH/AGL Deduction	38,636		
ASSESSED VALUE	305,086		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	305,086		
TOTAL JUST VALUE	343,722		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	330,939		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7171	SWIM POOL	10,000	04/18/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2054/0187	6/16/2016	WD	Q	I	01
GRANTOR: HALCYON HARBOR I LLC					234,500
GRANTEE: VINSON JOHN RICHARD					
1998/0989	7/28/2015	SW	U	I	11
GRANTOR: LSF9 MASTER PARTICIPA					100
GRANTEE: HALCYON HARBOR I LL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 BAS=[YR=2015] W15 S13 FGR=[YR=1993] S13 E22 N13 W22\$ E22 N7 W6 N6 W1\$ E1 S6 E6 S20E22 FOP=[YR=1993] S4 E6 N4 W6\$ E6 S4E15 N30\$ PTR=E20 FUS=[YR=1993] E42 S17 W42 N17\$ W20\$.											